

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio
June 16, 2011

CALL TO ORDER: 7:05 P.M.

PRESENT: Chairman Charlotte Schryer, Council Representative David Fiebig,
Mayor Robert Weger, John Lillich and Madeleine Smith

ABSENT: Vice Chairman James Michalski and John Davis

ALSO PRESENT: Building Commissioner Fred Wyss, City Architect, William Gallagher,
BZA Representative Frank Cihula and Clerk Katherine Lloyd.

MOTION: John Lillich moved to excuse Vice Chairman James Michalski and John Davis
from this evening's meeting.
Seconded by Madeline Smith
Voice Vote: Ayes Unanimous
Motion Passes

Disposition of Minutes Meeting of May 19, 2011
Minutes were distributed again by email prior to this meeting.

MOTION: David Fiebig moved to approve the Minutes of May 19, 2011.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes

Disposition of Minutes Meeting of June 2, 2011

MOTION: John Lillich moved to approve the Minutes of June 2, 2011
Seconded by Madeleine Smith
Voice Vote: Ayes Unanimous
Motion Passes

Correspondence

Letter dated June 2, 2011 from the Board of Building and Zoning Appeals re: Public Hearing
on June 14, 2011 for Case No. 2011-2 Variance Request from Mr. Donald R. Scott.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:08 P.M.

None

Public portion closed at 7:08 P.M.

1. Gus Azzi

Contractor: Andrew LoConti

28500 Chardon Rd – Sign – PPN: 31-A-008-C-00-054-0

Plans received by Building Department 4-28-11

Plan approved by Building Department 4-28-11

Present: Linda Farinacci and Andrew LoConti

Owner/Representative Comments:

- It is a box sign that mounts flush to the building.
- The whole sign is illuminated. The letters are green and background is white.
- The plan shows black letters but the green looked nicer.

City Architect's Comments:

- What color green? *It is Kelly green with the white background.*
- What color is the box frame? *It is a natural aluminum finish.*
- It is not clear where the other signs are but the sign would look best if it were centered between two spaces. *We plan to center it equidistant between the end and the other sign.*

Board Comments:

(Schryer) We do like to see the whole complex so we can see how they [signs] are spaced. Are the other two signs spaced? *They are not spaced evenly but they are different sizes and lengths.* Proportionately, will they match up? *Ours will match one of them.*

MOTION: John Lillich moved to approve the sign at 28500 Chardon Rd with the stipulation that the sign will be spaced equidistant between the edge of the building and the other sign.

Seconded by Madeleine Smith

Voice Vote: Ayes Unanimous

Motion Passes

2. James P. Reilly, Jr.

Contractor: Vayo Construction

2364 Pine Valley Dr (S/L 29) – Proposed New Residence - PPN: 31-A-017-D-00-029-0

Plans received by Building 6-2-11

Plans approved by Building 6-13-11

Plans received by CT Consultants 6-2-11

Plans reviewed by Building Department 6-13-11

Present: James P. Reilly, Jr., Carrie Bagaria Reilly and James Patrick Reilly, III

Owner/Representative Comments:

- It is a four-bedroom, 3200 square feet house with an attached three-car garage. The perspective is shown on the front sheet. There will be a stone that has a variety of color below the window level so accent color can be picked from it. The house color will be white with the accent color. The roof and shutters will be a charcoal color. It will have a vertical batten board siding (sample picture shown). The upper triangular areas will be a shake-style siding in a lighter gray.
- Samples brought were Timberline Shadow Accent and Lost Creek Stone Wexford.

(Schryer) Is that the stone you plan to use? *It will be stone, perhaps not this brand or style.*

(Smith) It will be shake? *Yes*

City Architect's Comments:

- It is an attractive house. I am adding notes to the drawing.
- Will you have corner boards with the batten board system? It does not show on the elevation. *Yes.*
- The shake siding in the gables will be a natural wood look with the vertical siding.
- The elliptical shape on the north elevation on the front of the garage does not seem to fit. You may want to go with something more traditional. *It may not happen anyway.*
- The entrance way could be made more substantial and massive. What shape is the column? *I feel that the scale is good. The column is 2-foot square at the base tapering up. I would beef it up depending on the budget. There is another column in the back that is more slender*
- In the expanded detail, we like to see ridge vents extending to the outside edge of the gables. That makes the ridge vents consistent and uniform. It is not on the elevations on page 5-2. *Okay.*
- I like the windows and the character of the prairie style. We would like to see them trimmed out but in a nontraditional way rather than the standard picture frame and j-trim. The front with the header and shutters is fine, but on the sides and rear elevations you could do headers that are 'oversizing' and past the vertical on top and something more on the bottom to give it more of a country style and character.
- The west elevation on the outside looks undersized. You could trim it out more to give it mass and detail on all sides of the building.
- On A5.3, the west elevation in the kitchen area, the reverse gable hangs out. You could put in fake wood decorative members as brackets at bearing points so it looks like it is supporting the roof. *I prefer the free form that I was trying to design. Budget is a factor and it is on the side of the house. You could take off the reverse gable and do something simpler to tie the roof line together. Depending on the budget, I may dress it up or take it out completely.*

(Smith) Are you an architect, too? *Yes, I am.*

We are asking for simple things to give it the right character on all sides.

Board Comments:

(Lillich) It is an attractive house. I like to see the variety in design.

(Smith) This is a big investment. Sometimes you need to spend a little more in the beginning to get it right.

(Fiebig) It looks like a fine plan. Welcome to the community.

MOTION: John Lillich moved to approve the new single family home at 2364 Pine Valley Dr (S/L 29) as presented with stipulation that all ridge vents be extended to the end and trim the windows on the sides and rear elevations.

Seconded by David Fiebig

Voice Vote: Ayes Unanimous

Motion Passes

Mr. Gallagher left at 7:36 P.M.

Minor Alterations Approved by the Zoning Administrator

1. David and Kathi Muzina

Contractor: The Perfect Touch

2313 Rivers Edge Dr. – Wood Deck - PPN: 31-A-017-C-00-023-0

Plans approved by Building Department 5-17-11

Chairman Schryer read the Minor Alteration into the record

PLANNING COMMISSION

Public Portion opened at 7:37 P.M.

None

Public portion closed at 7:37 P.M.

No Pending Business for the Planning Commission

MASTER PLAN

There was a meeting of the Planning and Zoning Committee of Council on Monday, June 13th chaired by David Fiebig. Chairman Schryer was unable to attend. John Lillich represented the Planning Commission. The clerk made a recording to CD so that other members can listen to it. Mr. Fiebig reported that his committee would like a professional review by David Hart. Mr. Hart will send a proposal and his fee. At a previous meeting, the committee suggested that more information about the City's recreation facilities be included in the Master Plan. Mr. Fiebig made a draft that could be inserted into the plan on page 53 to flesh out that section. A copy was distributed to the Board. Mr. Lillich provided additional information on discussion points. The chairman reviewed her earlier conversations with D.B. Hart and his opinion that the document has the ideas and parameters that the Board is presenting. Mr. Fiebig will report back regarding the Hart proposal and the next meeting of his committee.

Master Plan Public Portion opened at 7:48 P.M.

None

Master Plan Public portion closed at 7:48 P.M.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- The City closed on the house next door.
- Chairman Schryer asked about the new Task Force. It will be made up of residents, business owners, developers, Council members and Administration. The first meeting will be held in the next week or two. The Council representative and the Mayor plan to report back to the Planning Commission and take their suggestions back.

MEMBER'S REPORT

None

COUNCIL REPRESENTATIVE'S REPORT

None

BUILDING COMMISSIONER'S REPORT

- O'Reilly Auto Parts has contacted Stratford Place Home Owners Association regarding easements. A Preliminary Plan Review is in the works.
- Mary Rose Estates: A plumbing contractor contacted the Building Department regarding City requirements. There is still no HUD decision.
- There are a couple more houses coming.
- Maple Grove: Nothing new to report.

CHAIRMAN'S REPORT

None

MEMBERS' REPORT

None

MOTION: John Lillich moved to adjourn.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous
Motion Passes

Adjourned at 7:55 P.M.



Clerk



Chairman

Date Approved July 7-2011